



## CITY OF SAN ANTONIO

## POADP APPLICATION

RECEIVED  
97 DEC 12 PM 3:13

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 12/12/97 Name of POADP: Timberview Place and Culebra/Reed  
Owners: Leslie P. Busick Consulting Firm: Pape-Dawson Engineers, Inc.  
Address: 4754 Shavano Oaks, Suite 250 Address: 555 East Ramsey  
San Antonio, Texas 78249 San Antonio, Texas 78216  
Phone: 210/493-6700 Phone: 210/375-9000  
Existing zoning: R-3, B-3R, B-3 Proposed zoning: N/A  
Texas State Plane Coordinates: X: 2,080,243.2 Y: 13,716,238.8

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No  
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: 4 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>--</u>	<u>--</u>
Multi-family (MF)	<u>3</u>	<u>18.29</u>
Commercial and non-residential	<u>1</u>	<u>1.509</u>

Is there a previous POADP for this Site? Name No No.

Is there a corresponding PUD for this site? Name No No.

Plats associated with this POADP or site? Name Micron Subdivision No. 960069

Name  No.

Name  No.

Contact Person and authorized representative:

Print Name: Jesse Pacheco

Signature: 

Date: 12/12/97

Phone: 210/375-9000

Fax: 210/375-9090

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☐ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☐ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: JESSE F. PACHECO Signature: [Signature]

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

December 19, 1997

Jesse Pacheco  
Pape Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX 78216

POADP # 596

Re: Timberview Place & Culebra Reed

Dear Mr. Pacheco:

The City Staff Development Review Committee has reviewed Timberview Place & Culebra Reed Subdivision Preliminary Overall Area Development Plan # 596. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- It is recommended that the portion of the property abutting Culebra Road be limited to two access points.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.
- Reed Road is a collector street and will require an additional 15' of ROW.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



**Texas Department**

P.O. BOX 29928 • SAN ANTONIO, TX 78228-9928

Dec 15 '97 17:01 P.01	
Post-It Fax Note	10/11 pages 1
To Elizabeth Carol	From Jesse Hayes
Co/Dept CSA Planning	Co. Tx DOT
Phone #	Phone # 615 5860
Fax # 207 4441	Fax #

December 15, 1997

**P.O.A.D.P. REVIEW**

Timberview Place and Culebra/Reed Subdivision  
Located on Culebra Road at Micron Drive

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None.

Access Limits/Restrictions

This property is eligible for a maximum combined total of two(2) access point along the overall combined Culebra Rd. frontage of approximately 310'. Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

**ADDITIONAL COMMENTS:**

*Judy Friesenhahn*

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1045229

AMT ENCLOSED \_\_\_\_\_

50-04-5573  
LESLIE P BUSICK  
P O BOX 4150  
INCLINE VILLAGE NV 89450

AMOUNT DUE 370.00  
INVOICE DATE 12/18/1997  
DUE DATE 12/18/1997

-----  
PHONE: 000 - 0000

POADP - TIMBERVIEW PLACE

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 12/18/1997 INVOICE 1045229 ACCOUNT 50-04-5573 DUE DATE 12/18/1997 OFFICE HOURS 7:45 - 4:30  
-----

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID - S.A.T.O. - MP3 DEC 18 1997

-----  
AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 12/17/1997 CK 3667 TIMBERVIEW  
END 12/17/1997  
-----

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

-----

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Burt Rubio Date 12-18-97  
FROM: Elizabeth  
ITEM NAME: Timberview Place FILE # \_\_\_\_\_  
RE: POADP.

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days    ☐ Variance-15 days    ☐ POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Drainage improvements maybe  
require and will be address during the  
platting process.

Burt Rubio SA As. Eng. Tech. 12-22-97  
Signature Title Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Bill Burman Date 12-18-97  
FROM: Elizabeth  
ITEM NAME: Timberview Place FILE # \_\_\_\_\_  
RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days    ☐ Variance-15 days    ☐ POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

RECEIVED  
97 DEC 30 AM 2:00  
DEPT OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

☒ I recommend approval    ☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

William H. Burman planner II 12-30-97  
Signature Title Date

# TRANSMITTAL



RECEIVED

97 DEC 12 PM 3: 13

To: ELIZABETH CARROLL

Date: 12/12/97

Re: TIMBERVIEW PLACE AND CULBERTS REED

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

QUANTITY	DESCRIPTION
1	POADP APPLICATION
1	CHECK # 3667 FOR \$370 <sup>00</sup> FEE
6	PRINTS OF POADP

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☐ As Requested    ☒ For Review and Comment

COMMENTS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

From: JESSE F. PACHECO Project No.: 3359-01

cc: AMER GALANI, TRAFFIC DEPT.

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

# TRANSMITTAL



To: ELIZABETH CARROL  
Date: 12/17/97  
Re: TIMBERVIEW/PACE & CULBERTSON/REED

QUANTITY	DESCRIPTION
6	PRINTS OF ROAD WITH ACCESS PRINTS

If enclosures are not as noted, kindly notify us at once.

☐ For Approval    ☐ For Your Use    ☒ As Requested    ☐ For Review and Comment

COMMENTS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
97 DEC 17 PM 3:09  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

From: JESSE PACHECO    Project No.: 3359-01  
cc: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

# TRANSMITTAL



RECEIVED  
97 DEC 12 PM 3:13  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

To: AMER GALANI  
Date: 12/12/97  
Re: TIMBERVIEW PLACE AND CUEBORN REEN

QUANTITY	DESCRIPTION
1	CHECK #3788 FOR \$20000 FEE
2	COPIES OF TRAFFIC/IMPACT ANALYSIS

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☐ As Requested    ☒ For Review and Comment

COMMENTS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

From: Jesse F. Pacheco    Project No.: 3359-01  
cc: PLANNING DEPT.

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

~~493-6700~~

# Timberview Place

@ Timberview + micron

Inside city

proposing 4 phases

w/ 4 lots

3 multifamily

1 commercial

on 19 acres

---

R.O.W.

Micron

Reed 15 feet

~~Culebrz - O.K.~~

• trees

• drainage

• TIA - O.K.

• recommend 2 access  
pt. on Culebrz.

\* TX DOT (ok)